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DEPARTMENT OF CITY PLANNING 450 McALLISTER STREET • SAN FRANCISCO, CALIFORNIA 94102

NOTICE THAT AN ENVIRONMENTAL IMPACT REPORT IS DETERMINED TO BE REQUIRED

Date of this Notice: August 15, 1986

Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister Street - 6th Floor, San Francisco, CA 94102

Agency Contact Person: Catherine Siegel Telephone: (415) 558-5261

VZ - Pineview Contact Person: Pineview Housing Corp
Project Contact Person: Yvonne Lee

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est corner of Broadway and Mason

ot(s): A/B 158, Lot 42 and Air Rights over the Broadway Tunnel right of way

ancisco

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square foot multi-purpose senior center would be
. The City would lease the air rights for a nominal
-2 to RM-4 would be required, as would Conditional Use
ce approval.

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REFERENCE BOOK

Not to be taken from the Library

A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN
ORT IS REQUIRED. This determination is based upon the
ines of the State Secretary for Resources, Sections
15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance), and the following reasons, as documented in the Environmental Evaluation (Initial Study) for the project, which is attached.

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: August 25, 1986.

An appeal requires: 1) a letter specifying the grounds for the appeal, and;
2) a $50.00 filing fee.

Barbara W. Sahm
BARBARA W. SAHM, Environmental Review Officer

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Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister Street - 6th Floor, San Francisco, CA 94102

Agency Contact Person: Catherine Siegel Telephone: (415) 558-5261

Project Title: 85.693ECRVZ - Pineview Senior Housing
Contact Person: Pineview Housing Corp
Project Contact Person: Yvonne Lee

= Initial Study

Project Address: Southwest corner of Broadway and Mason

Assessor's Block(s) and Lot(s): A/B 158, Lot 42 and Air Rights over the Broadway Tunnel right of way

City and County: San Francisco

Project Description: Construct a six story, 70 unit elderly and handicapped rental apartment building on air rights over the Broadway Tunnel at the southwestern corner of Broadway and Mason, construction and rents to be subsidized by HUD. 12 off-street parking spaces would be provided where 14 are required. A 4,700 square foot multi-purpose senior center would be included in the building. The City would lease the air rights for a nominal fee. A rezoning from RM-2 to RM-4 would be required, as would Conditional Use authorization and variance approval.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance), and the following reasons, as documented in the Environmental Evaluation (Initial Study) for the project, which is attached.

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PINEVIEW SENIOR HOUSING

Initial Study

85.693 ECRVZ

August 15, 1986

I. PROJECT DESCRIPTION

The proposed Pineview Senior Housing project would construct 70 apartments, including 69 apartments for occupancy by lower income senior citizens and handicapped persons, and one apartment for the resident manager. Construction and rents would be subsidized by the federal government through HUD's Section 8/202 program. The project site is at the southwest corner of Broadway and Mason Streets on City air rights over the Broadway Tunnel right-of-way. There is no assessor's block or lot number, but the site directly adjoins Lot 42, Assessor's Block 158 to the south (see Figure 1, page 4). Lot 42 is also owned by the City. It would function for the proposed building as a light and air easement for the apartments on the south side of the building. The Department of Public Works has a easement for an existing 12 inch sewer main on Lot 42 so that the lot cannot be used for any permanent construction that would interfere with sewer maintenance.

The total site area (including both the air rights over the roadway and Lot 158/42) is 12,615 square feet. The existing open area over the Tunnel is 66.5 feet wide and 160 feet long and 10,640 square feet in area.

The total constructed area of the project would be 39,500 gross square feet (gsf) including all housing, common areas, parking and mechanical areas.

The proposed project would have seven one-bedroom units (445 to 480 square feet) and 63 studio units (300 to 372 square feet) for a total of 30,900 gross square feet.

D REF 711.4097 P653

Pineview senior housing
: initial study.
1986.

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Each unit would have a complete kitchen and bath. A 4,700 square foot multi-purpose senior center would be located on the second floor. The senior center would serve seniors in the surrounding neighborhood in addition to the residents of the project. There would be a 2,880 square foot dining/multipurpose room, a warming kitchen, an office for visiting medical and social workers and a social lounge. Open space would be provided by a plaza in front of the building, of about 2,685 square foot, and by three upper level terraces of about 800 square feet total. Pedestrian access would be from Mason Street. Vehicular access would be from Broadway to 10 enclosed parking spaces on the rear of the ground floor of the building. Two additional covered spaces would be along Broadway by the garage entrance for a total of 12 off-street spaces for residents, visitors and staff. Fourteen spaces are required by the City Planning Code.

The building would be 6 stories high with setbacks at the third, fifth and sixth levels. At its highest point, the building would be about 58 feet high relative to Mason Street.

II. SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS

A. EFFECTS FOUND TO BE POTENTIALLY SIGNIFICANT

Some of the effects that would be generated by the proposed project could be potentially significant. Impacts that require further analysis in an EIR are: land use and zoning in the project vicinity; relationship of the project to the Master Plan; urban design; views; architectural and historic resources; localized, project-specific transportation; construction noise and localized air quality related to the Tunnel.

B. INSIGNIFICANT EFFECTS

Some environmental effects would either be insignificant or would be mitigated through measures incorporated into the project design.

These require no further environmental analysis and will not be addressed further in the EIR.

Visual Quality: The proposed project would not generate any light or glare impacts on other properties or land uses.

Population: The proposed project would not displace any existing land uses or people. At full occupancy the project would house about 77 residents. The senior center would serve lunch to a maximum of 150 persons and require about seven staff on-site during the noon hours.

Operational Noise: After completion, project operation including traffic generated by the project, would not cause a perceptible increase in noise in the project vicinity. The project sponsor would comply with Title 25 of the California Government Code so that interior noise levels would not exceed 45 dB. A mitigation measure has been included in the project to reduce noise from vehicular traffic and cable cars to 65 dBa in the front plaza area of the project.

Air Quality: Construction of the proposed project would not create objectionable odors, nor would it involve burning any materials. Construction activities could temporarily affect air quality; a measure to reduce emissions to an insignificant level is included in the project (see p. 30). Project operation would not violate any ambient air quality standard, expose any sensitive receptors to air pollutants, or create any objectionable odors. The contribution of project traffic and cumulative traffic to overall air pollutants in the Bay Area would be marginal.

Shadows and Wind: The proposed project would not shade any properties subject to Proposition K.

In the morning and noon hours in mid-winter, the Guadalupe Church steps would be shaded by the project. The steps would be partially shaded during those hours in the fall and late winter months.

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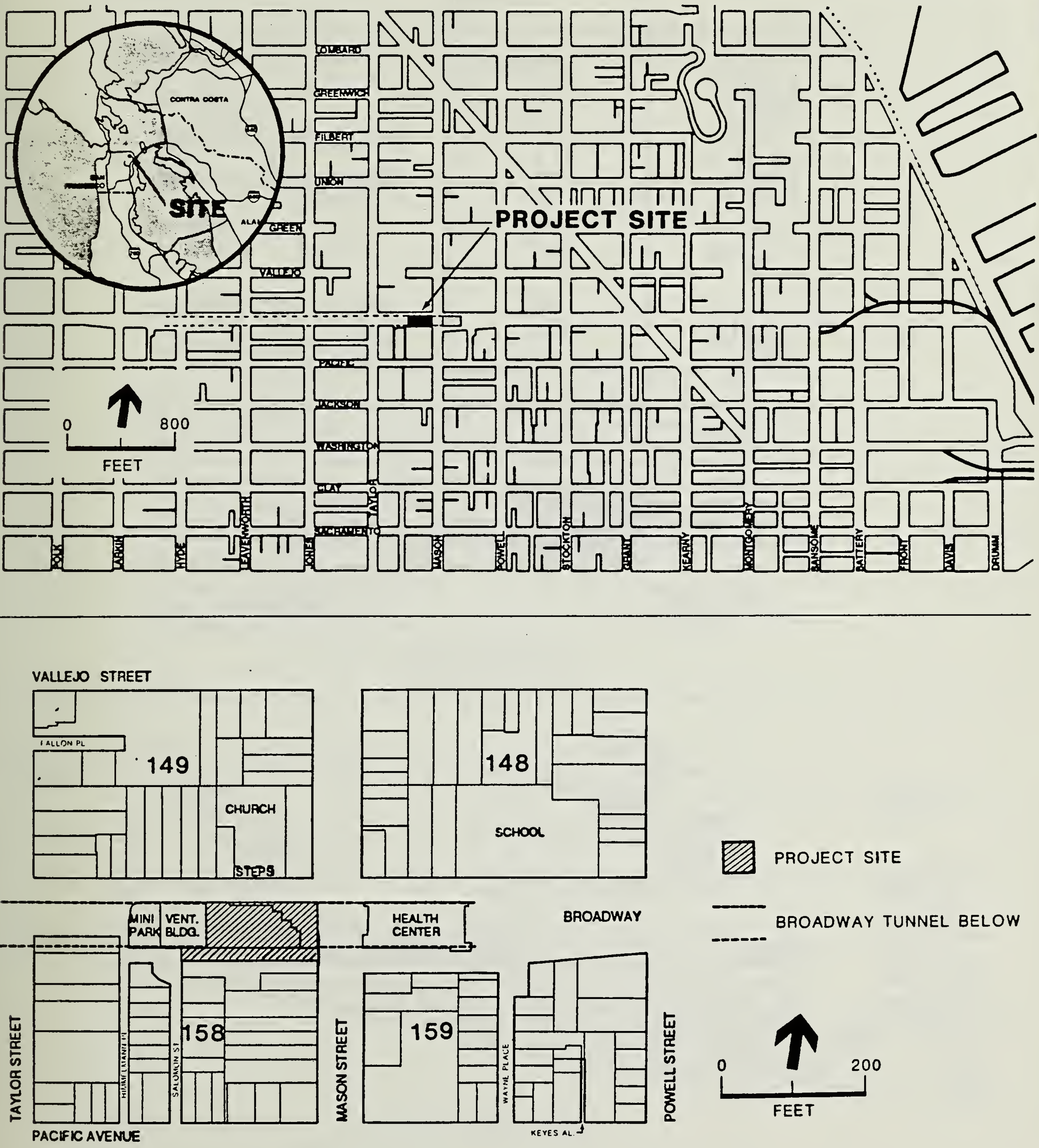
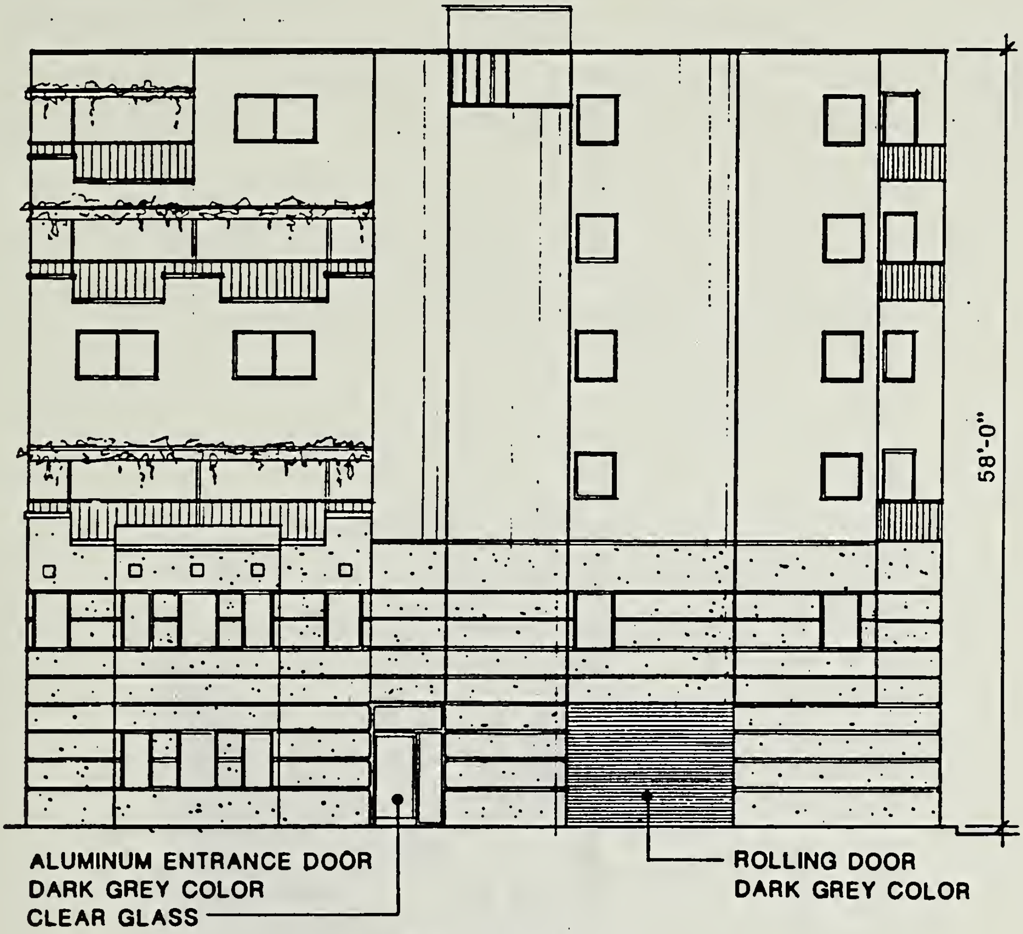
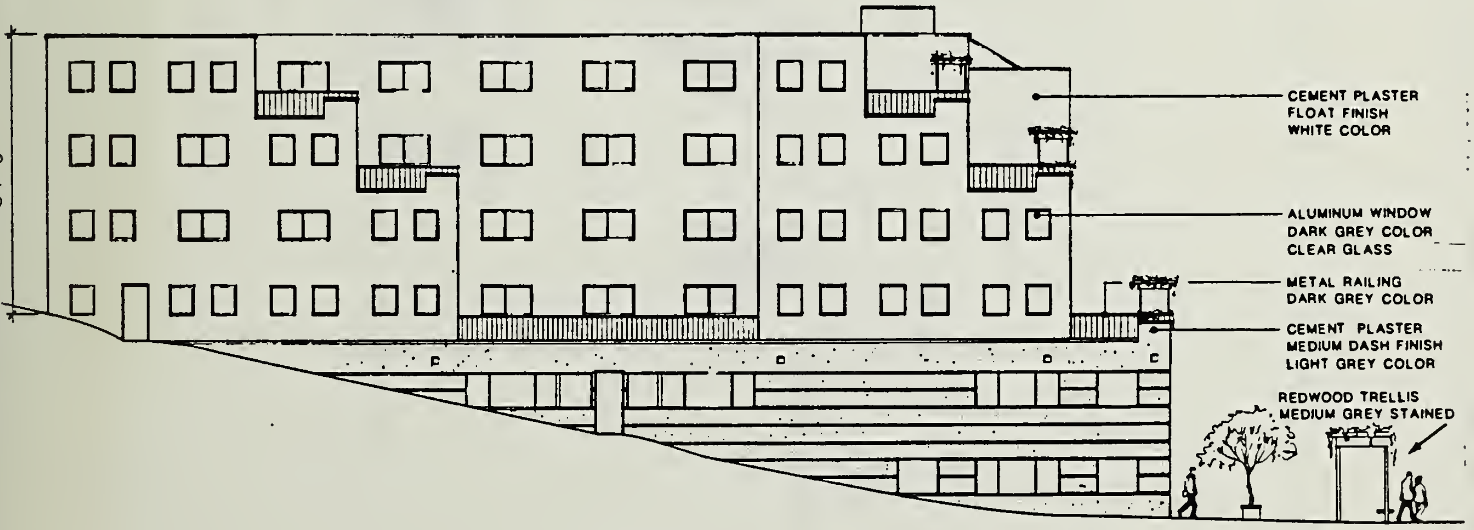


FIGURE 1
PROJECT LOCATION
PINEVIEW

SOURCE: ESA



WEST ELEVATION



NORTH ELEVATION

FIGURE 2
PROJECT ELEVATIONS
PINEVIEW

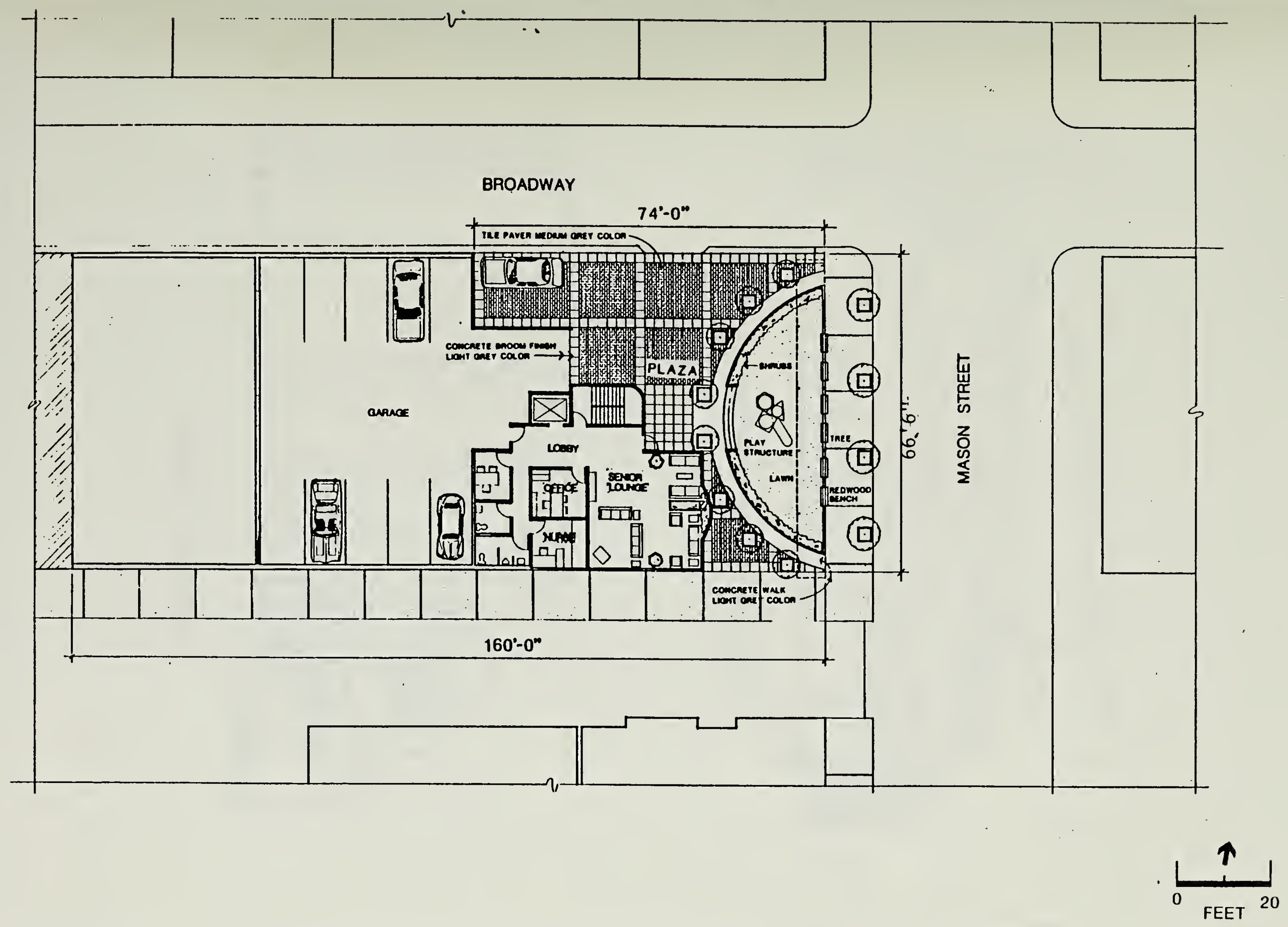
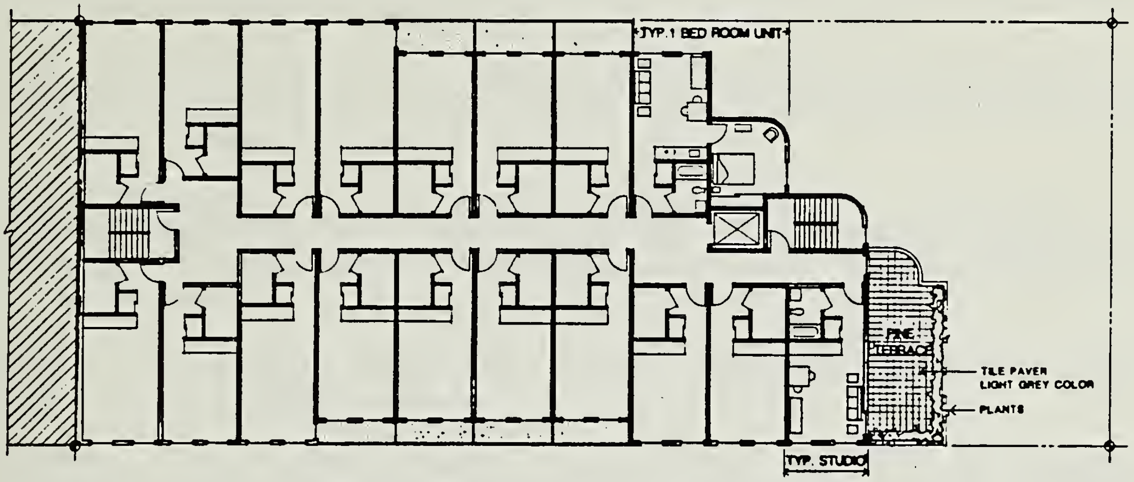
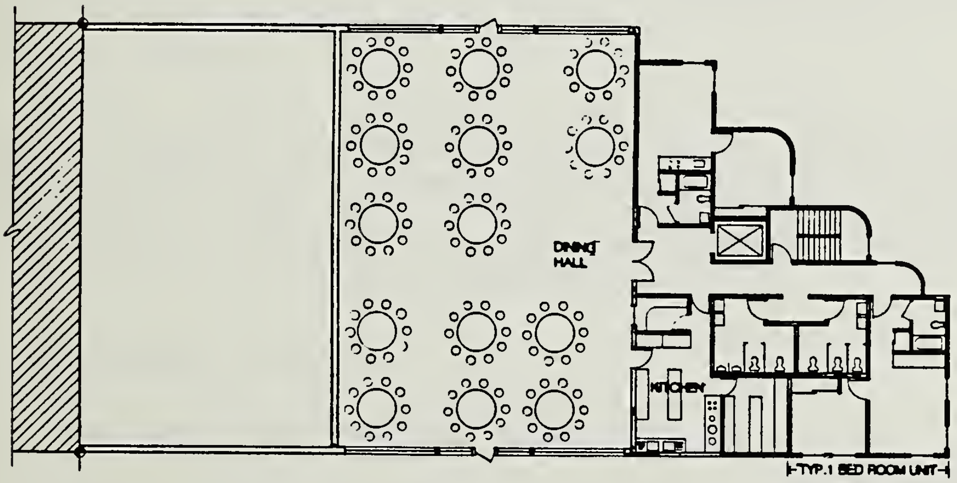


FIGURE 3
GROUND FLOOR PLAN
PINEVIEW



THIRD & FOURTH FLOOR PLAN



SECOND FLOOR PLAN

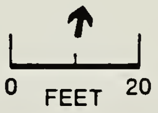


FIGURE 4
SECOND, THIRD AND FOURTH FLOOR PLANS
PINEVIEW

From March through September there would be no shadow on the steps. The proposed project would not affect wind speeds in the project area.

Utilities/Public Services: Increased demand for public services and utilities attributable to the proposed project would not require additional personnel or equipment.

Biology: The project would have no effect on any rare or endangered plant or animal life or animal habitat and would not interfere with any resident or migratory species.

Geology/Topography: Pile-driving would not be required. A geotechnical report would be prepared by a California-licensed soils engineer. Building construction would conform to the recommendations in that report.

Water: The project would not affect water quality, other water resources, or drainage patterns.

Hazards: The proposed project would not be affected by hazardous uses nor would it cause health hazards. An evacuation and emergency response plan would be developed by the project sponsor as part of the project. The project would not increase hazards from fire or explosion within the Broadway Tunnel. It would not significantly affect emergency access to the Tunnel.

Energy: The project would be constructed to conform with the energy requirements of Title 24. It would not encourage activities that would result in the wasteful use of energy or have a substantial effect on a natural resource.

Cultural: Project construction would not require excavation. The center supports for the building may require drilled piers. Because the project site is beyond the old San Francisco shoreline, the potential for encountering cultural resources during construction would be limited. The project sponsor has included a mitigation measure addressing any potential impact (See page 30).

III. ENVIRONMENTAL SETTING

A. COMPATIBILITY WITH EXISTING ZONING AND PLANS

	Not Applicable	Discussed
1. Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable.		X

*2. Discuss any conflicts with the Master Plan of the City and County of San Francisco, if applicable.	___	X
*3. Discuss any conflicts with any other adopted environmental plans and goals of the City or Region, if applicable.	X	___

The project site is within a RM-2 (Mixed, Moderate Density) Residential district and a 65-A height and bulk district, the adjoining lots and blocks are also zoned RM-2. Lots along Pacific Avenue, one block south are in the RC-3 (Residential-Commercial Combined, Medium Density) district. The proposed building would require a rezoning to the RM-4 (Mixed, High Density) district in order to accommodate all of the 70 units on the site. Under the existing RM-2 zoning, one unit per 600 square feet of lot area is permitted. Section 290.1(m) of the City Planning Code permits an increase in density not exceeding twice the number of units otherwise permitted for housing designed and occupied exclusively by senior citizens or handicapped persons. A maximum of 42 units could be permitted under the present zoning, with the density bonus. Under RM-3 zoning, a maximum of 63 units could be permitted with the density bonus. Under the proposed zoning of RM-4 (which permits one unit per 200 square feet of lot area), a maximum of 126 units could be permitted on the site with the density bonus.

The proposed project would comply with the height limit of the 65-A Height and Bulk District in which the site would be located. However, the City Planning Code requires Conditional Use authorization for any building over 40 feet in a residential district.

The proposed project would exceed the bulk limitations of the "A" Bulk District. Conditional Use authorization would be required in order to exceed the bulk limits. Conditional use would also be necessary to permit the senior community center use within a residential district (Section 209.4 of the City Planning Code).

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*Derived from State EIR Guidelines, Appendix G, normally significant effect.

A rear yard of 25% of the lot depth (which would be 40 feet for this site) is required in the proposed RM-4 district. The proposed project would not include a rear yard. The building would extend to the rear property line and there would be a plaza in front of the building facing Mason and Broadway (see Figure 4). A variance would be necessary to permit less than the required rear yard.

A variance would also be necessary because 35 of the dwelling units on the south side of the building would have their only windows facing an open area which would be less than 25 feet in width as required by Section 140 of the City Planning Code.

In both the RM-2 and the RM-4 districts, one off-street parking space is required for each dwelling unit. The Planning Code (Section 151) reduces the parking requirements to one-fifth of the otherwise required number for senior and handicapped housing. Therefore, 14 spaces would be required for the proposed project, 2 more than would be provided. There would be no parking requirement for the senior center use since the occupied floor area would be less than 5,000 square feet. A variance would be required for less than required parking.

The actions required for project approval will be discussed further in the EIR. The proposed project's relationship to the policies and objectives of the Master Plan will be discussed in the EIR.

B. ENVIRONMENTAL EFFECTS

1. Land Use. Could the project:	Yes	No	Discussed
*a. Disrupt or divide the physical arrangement of an established community.		X	X
b. Have any substantial impact upon the existing character of the vicinity?		X	X

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

The proposed project site is located on the lower slopes of the eastern side of Russian Hill on the edge of San Francisco's traditional "Chinatown" area. About one block to the east is the border of the Chinatown Rezoning Study Area, the subject of a land use planning and zoning study currently being conducted by the Department of City Planning.

The proposed project involves construction on air rights over the Broadway Tunnel right-of-way. The proposed apartments for the elderly and senior community center would be permitted under both the existing RM-2 zoning and the proposed RM-4 zoning.

The general character of the neighborhood is moderate density residential. The most common land use within one to two blocks of the site is two and three family dwellings, interspersed with 6 to 12 unit apartment buildings.

Across Broadway to the north is the Our Lady of Guadelupe Church, a Catholic church which seats about 250 persons. The highrise Royal Towers condominiums located about four blocks to the north are visible from the project area. To the northeast, at 886 Broadway, is Alfred's restaurant. Further to the east on Broadway (where traffic enters and exists the tunnel) is the Jean Parker public Elementary School. The City's District Health Center No. 4 is directly east across Mason Street at 1490 Mason. Public health and medical services are provided primarily to low and moderate income clients at the facility. To the south, on the eastern side of Mason Street are residential uses, a preschool program, an Epispocal Church, and a 92 unit elderly housing complex at 990 Pacific and Mason owned by the San Francisco Housing Authority. The western side of Mason Street is entirely residential, developed with two and three family flats and small apartment buildings.

To the west, the Russian Hill neighborhood is generally one and two family dwellings. Mason Street is a transitional border between the more varied and intensive land uses to the east in the Broadway/North Beach commercial area and Chinatown, and the less varied and intensely developed Russian Hill residential area to the west and northwest.

The proposed project would result in an intensification of residential uses and of facilities serving seniors. These issues will be discussed further in the EIR.

2. **Visual Quality.** Could the project:

	Yes	No	Discussed
*a. Have a substantial, demonstrable negative aesthetic effect.		X	X
b. Substantially degrade or obstruct any scenic view or vista now observed from public areas?		X	X
c. Generate obtrusive light or glare substantially impacting other properties?		X	X

The EIR will discuss potential visual impacts of the project including its appearance and scale in relation to other buildings in the area. The EIR will also discuss the project's effects on existing views of Telegraph Hill, the Bay and downtown from public streets and sidewalks and from nearby residences. The effect on views of the Guadalupe Church from the northbound cable car route will be discussed. The project's relationship to the policies and objectives of the Urban Design Element of the Master Plan will be discussed in the EIR.

The project would not cause any obtrusive light or glare that would impact other properties. The EIR will not discuss glare impacts of the project.

3. **Population.** Could the project:

	Yes	No	Discussed
*a. Induce substantial growth or concentration of population?		X	X

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

*b. Displace a large number of people (involving either housing or employment)?		X	
*c. Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?		X	

The proposed project would contain seven one-bedroom units and 63 studio units and would house about 77 elderly and/or handicapped persons at full occupancy.

A resident manager and one office staff would be employed on-site. The senior center would serve lunch to a maximum of 150 persons on a daily basis. A portion of the building's residents would chose to participate in the lunch program, so fewer than 150 people from outside the building would come for lunch. Elderly persons would be attracted to the site for other services and activities of the senior center such as classes, medical services and social events. The senior center's administrative offices would be off-site. Senior center services staff such as a social worker, nurse and recreation worker would probably be on location at various times. The lunch program would require about three paid staff and two to four volunteers for several hours each day around the noon hour.

Because the site is currently vacant, no people or jobs would be displaced and no buildings would be demolished. Employment and housing effects will require no further discussion in the EIR.

4. Transportation/Circulation. **Could the project:**

	Yes	No	Discussed
***a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?**		X	X
b. Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?		X	X

***Derived from State EIR Guidelines, Appendix G, normally significant effect.**

c. Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	___	X	X
d. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	___	X	X

The proposed project would cause increases in traffic, transit and parking demand. The primary effect of the project would be added traffic at the Broadway and Mason intersection. The EIR will discuss traffic increases and movements as they relate to the operation of the Broadway/Mason intersection. The EIR will analyze trips generated by project residents, visitors, and senior center staff and users, and the potential impact of project traffic on the operation of the Mason/Powell cable car line.

The project would provide off-street parking for 12 vehicles. It would not displace any existing on-or off-street parking. The EIR will analyze the project parking demand compared to spaces provided by the project and in relation to the neighborhood parking supply.

Cumulative impacts on traffic circulation patterns, transit, pedestrians and parking will be discussed in the EIR.

The effect of traffic from construction vehicles and equipment on the operation of the Broadway/Mason intersection, on traffic within the Broadway Tunnel and on Broadway Street will be discussed in the EIR.

5. Noise. Could the project:

	Yes	No	Discussed
*a. Increase substantially the ambient noise levels for adjoining areas?	___	X	X
b. Violate Title 25 Noise Insulation Standards if applicable?	___	X	X
c. Be substantially impacted by existing noise levels?	___	X	X

The noise environment of the project site is dominated by traffic within the tunnel and by traffic and cable car operations on Mason Street. The Environmental Protection Element of the San Francisco Master Plan indicates a day-night average noise level of 70 Ldn on Mason Street adjacent to the site in 1974./1,2/ In 1985 day/night average noise level (Ldn) was estimated to be about 73 dB./3/ Along Mason Street the major noise source is the cable car system. The noise level from the operation of the cable system itself was measured at 61 to 67 dBA at the building facade line along Mason Street near the project site./4/ This is a continuous noise level while the cable car system is in operation from about 6:00 a.m. to 1:00 a.m. daily. Maximum noise levels of 80-81 dBA at the project's Mason Street property line are generated when the cable cars pass the site./3/

On Broadway, in front of the Guadalupe Church, the major source of existing noise is from traffic going through the Broadway Tunnel. The average noise level was measured at 68 dB and the Ldn is estimated to be about 70 dB/3/. Residents have reported higher noise levels from auto accidents in the Tunnel. The proposed project's foundation would completely seal the current opening to the Tunnel, and thus would block the transmission of noise from within the Tunnel to the neighborhood.

Project Operation

Project operation would not result in perceptibly greater noise levels than those existing in the area. The amount of traffic gererated by the project during any hour of the day, and cumulative traffic increases at the time of project completion, would cause traffic noise levels to increase by one dBA or less. To produce a noticeable increase in environmental noise, a doubling of existing traffic volume would be required; traffic increases of this magnitude would not occur with anticipated cumulative development including the project./5/

The project would be required to comply with the san Francisco Noise Ordinance, San Francisco Police Code Section 2909, "Fixed Source Noise Levels," which regulates mechanical equipment noise. The project site and surrounding area are within a RM-2 district. In this district, the ordinance limits equipment noise levels at the property line to 60 dBA between 7 a.m. and 10 p.m. and 55 dBA between the hours of 10 p.m. and 7 a.m. Noise due to building operation and project generated traffic will not be discussed further in the EIR.

The Environmental Protection Element of the Master Plan contains guidelines for determining the compatibility of various land uses with different noise environments. For residential uses, the guidelines recommend no special noise control measures in an exterior noise environment up to an Ldn of 60 dBA. For noise levels of 65 dBA and above, the guidelines recommend an analysis of noise reduction requirements and inclusion of noise insulation features in the building design.

Title 25 of the California Government Code requires that an acoustical report be prepared for all new multi-family housing projects located in areas where the exterior Ldn exceeds 60 dB, and that interior noise levels in such projects not exceed 45 dB. The project sponsor would retain an acoustical consultant to prepare the appropriate acoustical analysis. In order to insure compliance with Title 25 and the Master Plan, a copy of this report would be submitted with the application for a building permit.

The acoustical consultant will also recommend appropriate measures such as plantings to reduce the noise level in the project's front plaza to acceptable levels for outdoor areas according to HUD's standards. These issues will not be discussed further in the EIR.

Construction Noise

Project construction would take place over about 18 months, and would increase noise levels in surrounding areas. Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and listener and presence or absense of barriers between noise source and listener.

Preliminary recommendations of the project sponsor's structural engineer indicate that driven piles would not be used to support the center foundation posts for the building. It is anticipated that the building would be constructed with a steel frame which would require the use of impact tools. Impacts of construction noise will be discussed in the EIR.

NOTES - Noise

/1/ Environmental Protection Element of the San Francisco Master Plan, Adopted, May 24, 1983.

/2/ dBA is a measure of sound in units of decibels (dB). The "A" denotes the A-weighted scale, which simulates the response of the human ear to various frequencies of sound.

Ldn, the day-night average noise level, is a noise measurement based on human reaction to cumulative noise exposure over a 24-hour period, taking into account the greater annoyance of nightime noises; noise between 10 p.m. and 7 a.m. is weighted 10 dBA higher than day time noise.

/3/ Pineview Senior Housing Noise Assessment by Charles M. Salter Associates, Inc., Decemeber 23, 1985.

/4/ Cable Car System Noise Reduction Study for the Public Utilities Commission, Final Report, February, 1986 by Wilson, Ihrig & Associates, Inc.

/5/ See Downtown Plan EIR (Vol. 1) Continuous Section IV.E. generally and Section IV.J., pp. IV.J.8-18. Increases of 1 dBA or less in environmental noise are not noticeable by most people outside a laboratory situation (National Academy of Sciences, Highway Research Board, Research Report No. 117 (1971). (See also FHWA Highway Traffic Noise Prediction Model, Report #FHWA-RD-77-108, December 1978, p.8, regarding doubling of traffic volumes producing increases of 3 dBA or more, which are noticed by most people).

6. Air Quality/Climate Could the project:

	Yes	No	Discussed
*a. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	X		X
*b. Expose sensitive receptors to substantial pollutant concentrations?			X
c. Permeate its vicinity with objectionable odors?		X	X
d. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?		X	X

Project construction would not involve excavation or demolition, would not involve burning of any materials and would not create objectionable odors. Construction activities would temporarily affect local air quality by increasing total suspended particulates (TSP). The project sponsor has agreed to a mitigation measure to reduce dustfall and particulates. (see page 30) Construction air quality impacts will not be discussed further in the EIR.

*Derived from State Guidelines EIR Guidelines. Appendix G, normally significant effect.

Operation of the structure would result primarily in natural gas combustion emissions from the roof top which would be insignificant because natural gas is clean burning compared to other fuels and has a comparatively rapid dilution rate.

Project generated traffic volumes would not produce an increase in air pollutant concentrations which would be large enough to measure or model accurately at either the local or regional scales. Project generated emissions would be less than the threshold established for potentially significant air quality effects by the Bay Area Air Quality Management District. These impacts will not be discussed further in the EIR.

The EIR will analyze the potential impacts on air quality within the tunnel and at the tunnel entrances that could be caused by covering the existing open air space at the project site. The EIR will discuss the effects on nearby sensitive uses: the Health Center and the elementary school.

The proposed project would extend only a few floors above surrounding buildings and would have a complex geometry, including rounded forms, setbacks and cutouts. It is not expected that the project would significantly affect wind accelerations at pedestrian levels. This issue will not be discussed further in the EIR.

Shadows

Description of Shadow Analysis:

Shadow patterns for existing and proposed buildings in the project area were analyzed for 10:00 a.m., noon, and 3:00 p.m. for the four seasons: during winter and summer solstices when the sun is at its lowest and highest and during the spring and fall equinoxes when the sun is at its midpoint. Shadow diagrams are on file at the Department of City Planning, 450 McAllister Street, San Francisco and are available for public review.

The analysis includes shadows cast on streets, sidewalks, pedestrian areas, and open space in the area (including the Church steps, the project's front plaza and the nearby mini-park) potentially affected by the proposed project.

December 21 (PST):

At 10:00 a.m. on December 21st, the project would add new shadows along Broadway adjacent to and opposite the site. The steps of the Church would be virtually completely shadowed by the project. New shadow would be added to Broadway and its north sidewalk from the church steps extending west about 100 feet.

At noon on December 21st the proposed building would add new shadow to Broadway and the north sidewalk directly opposite the project site for a distance of about 125 feet. The Church steps would be completely shadowed by the proposed building. A portion of the project's front plaza along Broadway would also be shadowed by the project itself.

At 3:00 p.m. on December 21st, the project would add to existing shadows on Broadway and Mason Streets. The Church steps and about two-thirds of the street and sidewalk frontage along the Church is presently shadowed by existing structures.

March 21 (PST):

At 10:00 a.m. on March 21st, the project would add new shadows to Broadway and to about two-thirds of the north sidewalk opposite the site. The Church steps would not be shadowed at this time by the proposed project.

At noon on March 21st, the project would shade the street and north sidewalk of Broadway directly opposite the site. The Church steps would not be shaded. The northwestern portion of the project's front plaza would be shaded by the building itself.

At 3:00 p.m. on March 21st, the project would add new shadow to the Broadway street and a portion of the Broadway and Mason intersection. The steps of the Church would not be shadowed. Most of the sidewalk on the north of Broadway would not be shadowed. Almost all of the project's front plaza would be shadowed by the building itself.

June 21 (PST):

At 10:00 a.m. on June 21st, the project would add new shadow to a portion of the southern side of Broadway Street adjacent to the site. There would not be any shadow on the Church steps or the northern sidewalk on Broadway.

At noon on June 21st, the project would add new shadow to a portion of the southern side of Broadway adjacent to the site.

At 3:00 p.m. on June 21st, the project would add new shadow to a narrow strip on the southern edge of Broadway adjacent to the site. About one-half of the project's front plaza would be shadowed by the project itself.

September 21 (PDT):

At 10:00 a.m. on September 21st, the project would add new shadow to Broadway adjacent to the site extending for about 100 feet. A portion of the sidewalk in front of the Church would be shadowed. The Church steps would not be shadowed.

At noon on September 21st, the project would add new shadows to Broadway adjacent to the site. A portion of the sidewalk on the northern side of Broadway extending for about 100 feet to the west from the center of the Church would be shadowed. There would be no shadow on the Church steps. A portion of the northwestern area of the project's front plaza would be shaded by the building itself.

At 3:00 p.m. on September 21st, the project would add new shadows along Broadway adjacent to and opposite the site for about 150 feet to the west from the intersection of Broadway and Mason Streets. A portion of the sidewalk on the northern side of Broadway opposite the site would be shadowed. There would not any shadow on the Church steps. Most of the project's front plaza would be shadowed by the building itself.

In summary, at various times new shadows would be cast on the Church steps, on the sidewalk in front of the Church and on Broadway and Mason Streets adjacent to the project site. Shadow impacts on the Church steps would occur during the morning and noon hours from fall to spring. The period of greatest shadow impact would be in the winter months when cold winds, clouds and rain would often discourage the use of the steps and sidewalk as a gathering spot for the congregation. The proposed project's front plaza would provide new open space, accessible to the public, that would not be shadowed during the early to mid-morning hours when the Church services are held.

The proposed building would add some new shadow to portions of the Jean Parker School playground for a few minutes in the late afternoon near sunset during the winter months (October through February). The school playground is not subject to Proposition K. The Health Center and buildings directly to the west of the school on Broadway currently shadow portions of the playground during the above times.

Proposition K

In June, 1984, the voters of the City and County of San Francisco approved Proposition K, the Park Shadow Ban initiative ordinance prohibiting the issuance of building permits for structures that would shade property under the jurisdiction of or designated to be acquired by, the Recreation and Park Department unless the City Planning and Recreation and Park Commissions determine that such shade would have an insignificant adverse impact on the use of such property.

The nearest property subject to Proposition K is the mini-park between Broadway and Pacific adjoining the Ping Yuen apartments about one and one-half blocks to the east of the site. An analysis of the proposed building's maximum extent of shadow is on file at the Department of City Planning, 450 McAllister Street, San Francisco and is available for public review. The project would add no new shadow to the mini-park from one hour after sunrise to one hour before sunset year round.

The small mini-park located immediately to the west of the ventilation building is also not subject to Proposition K. The property is under the jurisdiction of the Department of Public Works, although it is maintained by the Recreation and Park Department. However, the height of the ventilation building would prevent the proposed project from casting any shadow on the mini-park. Shadows will not be discussed further in the EIR.

7. Utilities/Public Services. Could the project:

	Yes	No	Discussed
*a. Breach published national, state or local standards relating to solid waste or litter control?		X	
*b. Extend a sewer trunk line with capacity to serve new development?		X	
c. Substantially increase demand for schools, recreation or other public facilities?		X	
d. Require major expansion of power, water, or communications facilities?		X	

The proposed project would increase demand for and use of public services and utilities on the site, but not in excess of amounts expected and provided for in the project area. The providers of water and sewer services have been contacted and have responded that they have adequate capacity to serve the project and would not require additional personnel or equipment. This issue will not be discussed further in the EIR.

*Derived from State EIR Guidelines, Appendix G, normally significant.

8. Biology. Could the project:

	Yes	No	Discussed
*a. Substantially affect a rare or endangered species of animal or plant, or the habitat of the species?		X	X
*b. Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?		X	
c. Require removal of substantial numbers of mature, scenic trees?		X	

The project site is totally covered by pavement. There are no rare or endangered species of plant or animal habitats on site. These matters do not require further discussion in the EIR.

9. Geology/Topography. Could the project:

	Yes	No	Discussed
*a. Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction)?		X	X
b. Change substantially the topography or any unique geologic or physical features of the site?		X	X

The project site is on the lower eastern slopes of Russian Hill, the elevation ranges form 140 to 160 feet, San Francisco, City Datum. /1/ Soils at the site are composed of fill and slide debris underlain by bedrock consisting of Shale and thin Bedded Sandstone. Test borings performed for the original Broadway Tunnel investigation suggested that the depth of fill and slide debris could be about 20 to 30 feet thick at the site./2/

*Derived from State EIR Guidelines, Appendix G, normally significant.

Excavation would not be required for the projects foundation. The proposed structure would be supported by the existing Tunnel retaining walls and a center row of columns supported by drilled concrete caissions. /3/

The closest active faults to San Francisco are the San Andreas Fault, about 9 miles southwest of the site and the Hayward and Calaveras Faults, about 15 and 30 miles east of the site respectively. The project area would experience Strong (Intensity Level D, general but not universal fall of brick chimneys, cracks in masonry and brick work) groundshaking during a major earthquake./4/

A preliminary geotechnical and structural evaluation of the feasibility of constructing the proposed building using the existing tunnel retaining walls for the foundation support was prepared. The report concludes that, based on the information available, the project is feasible from a structural engineering standpoint./2/ (A copy of the report is available for public review at the Department of City Planning). Further detailed soil investigations and testing of the existing tunnel, bridge and retaining wall structures would be required. The project sponsor has agreed to construct the project in accordance with the recommendations of this investigation with regard to the foundation and structure; as evidence of compliance, a copy of this report would be submitted with the Building Permit application. (See Mitigation Measures, page 30). The building must meet current seismic engineerng standards of the San Francisco Building Code which include earthquake-resistant design and materials. The Code is designed to allow for some structural damage to buildings but not collapse during a major earthquake, (see also Mitigation Measures, p. 30 for the project's emergency response plan).

These issues will not require further discussion in the EIR.

NOTES - GEOLOGY/TOPOGRAPHY

/1/ San Francisco City Datum establishes the City's "0" point surveying purpose at approximately 8.6 feet above mean sea level.

/2/ Letter from Geo/Resource Consultants, Inc. dated December 27, 1985.

/3/ Letter from Frankie Lee,, C.E. dated June 30, 1986.

/4/ URS/John A. Blume and Associates, San Francisco Seismic Safety Investigation, 1974. Groundshaking intensities that would result from a major earthquake were projected and classified on a five-point scale ranging from E (Weak) through A (Very Violent).

10. Water. Could the project:

	Yes	No	Discussed
*a. Substantially degrade water quality, or contaminate a public water supply?		X	

*Derived from State Guidelines, Appendix G, normally significant effect.

*b. Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge?		X	
c. Cause substantial flooding, erosion or siltation?		X	

There is no surface water at the site. The site is currently impervious, covered by the paved roadway and Tunnel retaining walls. The site would continue to be covered by impervious surfaces with construction of the proposed project. Runoff would continue to drain into the combined City storm/sewer system. These issues will not be discussed further in the EIR.

11. Energy/Natural Resources. Could the project:

	Yes	No	Discussed
*a. Encourage activities which result in the use of large amounts of fuel, water, or energy or use these in a wasteful manner?		X	X
b. Have a substantial effect on the potential use, extraction, or depletion of a natural resource?		X	X

New buildings in San Francisco, are required to conform to energy conservation standards specified by Title 24 of the California Administrative Code. Documetation showing compliance with these standards is submitted with the application for the building permit and is enforced by the Bureau of Building Inspection.

Table 1, page 37, shows the estimated operational energy which would be used by the project. Project demand for electricity during PG&E's peak electrical load periods, July and August afternoons, would be about 250-300 kW, an estimated .0019% of PG&E's peak load of 16,000 M W. /1/. Project demand for natural gas during PG&E's peak natural gas load periods, January mornings, would be 10-12 million Btu per day, or about .0003% of PG&E's peak load of about 3.7 billion cu.ft. per day./1/ Annual and peak daily electricity and natural gas consumption are shown in Figures 5 and 6, p. 38-39.

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*Derived from State Guidelines, Appendix G, normally significant effect.

Projections of electrical use for growth expected to occur outside of the C-3 district in San Francisco indicate an increase of about 75 million KWh per year between 1984 and 2000. Natural gas consumption is expected to be 35 billion cu.ft. annually by 2000./2/

Increased San Francisco energy demands to the year 2000 would be met by PG&E from nuclear sources, oil and gas facilities, hydroelectric and geothermal facilities, and other sources such as cogeneration, wind and imports. PG&E plans to continue receiving most of its natural gas from Canada and Texas under long-term contracts. Energy use and conservation will not be discussed further in the EIR.

NOTE - ENERGY

/1/ San Francisco Department of City Planning, Downtown Plan Environmental Impact Report (EIR), EE81.3, certified October 18, 1984, Vol. 1 pp.IV.G.3-4.

/2/ Ibid., p.IV.G.12.

12. **Hazards.** Could the project:

	Yes	No	Discussed
*a. Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?		X	
*b. Interfere with emergency response plans or emergency evacuation plans?		X	X
c. Create a potentially substantial fire hazard?		X	X

The project would not create a potential public health hazard through the production or disposal of harmful materials. An evacuation and emergency response plan for the building's occupants would be developed as part of the proposed project (see D. Mitigation Measures, page 30). The project's emergency plan would be coordinated with the City's emergency Planning activities.

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

Presently emergency personnel can access the Tunnel from the project site using ropes or portable ladders. There is no stairway or vehicular access at the site into the Tunnel.

Construction of the proposed project would remove this means of access to the Tunnel in event of an emergency. However, this would not significantly interfere with emergency response since the site is located near (about 200 feet) the eastern entrance to the Tunnel. Also, emergency response agencies could make arrangements to have access to the existing stairways in each ventilaton building in order to have alternative emergency access to the tunnel roadway.

The project would not create a substantial fire hazard because it would incorporate more extensive fire protection measures than most buildings in the area to comply with more stringent code standards now in effect. The proposed building would be constructed of steel or reinforced concrete framing on a concrete slab. An interior sprinkler system would also be required. The residents of the building would not be subjected to a potentially substantial fire hazard from fire or explosion within the Tunnel because of the fire-proof construction materials and because the building would be totally sealed off from the Tunnel.

13. Cultural. Could the project:

	Yes	No	Discussed
*a. Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community, ethnic or social group; or a paleontological site except as a part of a scientific study?		X	X
*b. Conflict with established recreational, educational, religious or scientific uses of the area?		X	X
c. Conflict with preservation of any buildings? of City landmark quality?		X	X

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

Immediately north of the project site at 908 Broadway is the Catholic church "Our Lady of Guadalupe." The present structure was built of reinforced concrete in 1912 on the basement of the original 1880 church which had survived the 1906 earthquake but was destroyed in the fire. The Guadalupe Church has traditionally been an important religious center for the hispanic population of both San Francisco and the Bay Area. It was one of the earliest hispanic parishes in the City. The church was rated "2" (on a scale from alow of "0" to a high "5") in the 1976 Architectural Inventory by the Department of City Planning. Architectural and historical resources will be discussed in the EIR.

The excavation required for foundations would occur in existing disturbed soils so there would be limited potential for encountering cultural resources during construction. No known archaeological resources exist on or near the site. However, the project sponsor has included a mitigation measure as part of the project which addresses this potential impact (see D., Mitigation Measures, page 30). Issues associated with cultural and archaeological impacts require no further discussion in the EIR.

C. OTHER. Could the project:

	Yes	No	Discussed
*a. Require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal Agencies?		X	

D. **MITIGATION MEASURES.**

	Yes	No	N/A	Discussed
1. If any significant effects have been identified, are there ways to mitigate them?			X	
2. Are all mitigation measures identified above included in the project?	X			

MITIGATION MEASURES INCLUDED AS PART OF THE PROJECT

*Derived from State Guidelines, Appendix G, normally significant effect.

1. The project sponsor would retain an acoustical consultant to design noise insulation measures to ensure that the building would comply with Title 25 and the Master Plan. The acoustical analysis would also recommend appropriate measures to reduce noise levels in the building's front plaza to levels which are acceptable to HUD. A copy of this report would be submitted with the building permit application.

2. The project sponsor would require the general contractor to maintain and operate construction equipment so as to minimize exhaust emissions of TSP and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs (to reduce emissions) for equipment that would be in frequent use for much of a construction period.

3. A detailed foundation and structural design study would be conducted for the building by a California-licensed structural engineer and a geotechnical consultant. The project sponsor would follow the recommendations of these studies during the final design and construction of the project.

4. An evacuation and emergency response plan would be developed by the project sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning activities and the project's plan, and to provide for building occupants in the event of an emergency. The project's plan would be reviewed by the Office of Emergency Services and implemented by building management insofar as feasible before issuance of final building permits by the Department of Public Works.

5. Should evidence of cultural or historic artifacts of significance be found during project excavation, the Environmental Review Officer (ERO) and the President of the Landmark's Preservation Advisory Board would be notified immediately, and any excavation which could damage such artifacts halted.

The project sponsor would select the archaeologist or other expert to help the Office of Environmental Review determine the significance of the find and whether feasible measures, including appropriate security measures, could be implemented to preserve or recover such artifacts. The ERO would then recommend specific mitigation measures, if necessary.

Copies of reports prepared according to this mitigation measure would be sent to the California Archaeological Site Survey Office at Sonoma State University. Excavation or construction that might damage the discovered cultural resources would be suspended for a maximum of four weeks (cumulatively for all instances that the ERO has required a delay in excavation or construction) to permit inspection, recommendation and retrieval, if appropriate.

E. ALTERNATIVES

Alternatives to the project include the following:

1. No Project: The site would remain in its existing condition.

2. Code Complying/Reduced Density Alternative: 35 apartments for the elderly in a 40 foot building, meeting all requirements of the City Planning Code and not involving variance or Conditional Use authorization.

3. Larger Site Alternative: 70 apartments for the elderly and the senior center on a larger site made by combining the Tunnel air space and the adjoining privately owned vacant lot. Replacement parking would be provided on-site for Alfred's Restauant.

4. Neighborhood Park Alternative: A city park would be developed on the Tunnel air rights; no housing would be built at the site.

These alternatives will be more fully described and analyzed in the EIR.

F. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No	Discussed
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X	
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?		X	
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.)		X	
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X	
5. Is there a serious public controversy concerning the possible environmental effect of the project?	X		

G. ON THE BASIS OF THIS INITIAL STUDY:

___ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

___ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers ___, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

X I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Barbara W. Sahm

BARBARA W. SAHM
Environmental Review Officer

for

DEAN L. MACRIS
Director of Planning

BWS:CRS:eh
CRS:1

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East/West Newspaper
San Francisco Bay Guardian

San Francisco Chronicle
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San Francisco Examiner

GROUPS & INDIVIDUALS

Chinatown Resource Center
Chinese Hospital
Old St. Mary's Housing Committee
On Lok Senior Health Services
Ping Yuen Tenant Asso.
Nob Hill Neighbors
Russian Hill Neighbors
Telegraph Hill Dwellers
North Beach Neighbors
Heritage
Archdiocese of San Francisco
Chinese American Citizens Alliance
Council of Community Housing Organizations
Bay Area Council

CITY AND COUNTY OF SAN FRANCISCO

Bureau of Bldg. Inspection
San Francisco City Attorney's Office
Landmarks Preservation Advisory Board
Mayor's Office of Housing & Economic Development
Mayor's Office of Community Development
Public Utilities Commission
Public Utilities Commission Energy Conservation
Recreation & Park Dept.
Bureau of Engineering - Street and Highways
Dept. of Public Works
Mechanical Engineering Division
Department of Public Works
Traffic Engineering Division
Department of Public Works
Bureau of Building Repair
Municipal Railway
Planning Division
San Francisco Real Estate Dept.
San Francisco Water Department
Northeast Health Center #4

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Gladys Wong
Kay & Ester Jue
Albert & Suet Ying Quan
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Kow Heong Wong

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Broadway Tunnel Park Committee
Calvin Lee
Vesta Kirby
Nancy Roca
Marie Louise Anzak
Nielson Rogers
Rev. Donald C. McDonald
Manager, Alfred's Restaurant
Patrica Wing
Gladys Wong
Zena Sailer
Calvin Chin
Carl Gastman
Joan Burrows
Genevive Chan
R. Glen Koerner
Beatrice Borales
Donald Kropp
Peter Geragty
Libby Montagne
Jerome Chupe
Kathryn Ringold
Dora & Claire Fraschina
Alan & Joanna Nichols
Eileen Le Blond
C.P. Piano
Joe & Daisy Lem
Alessandro Baccari

TABLE 1

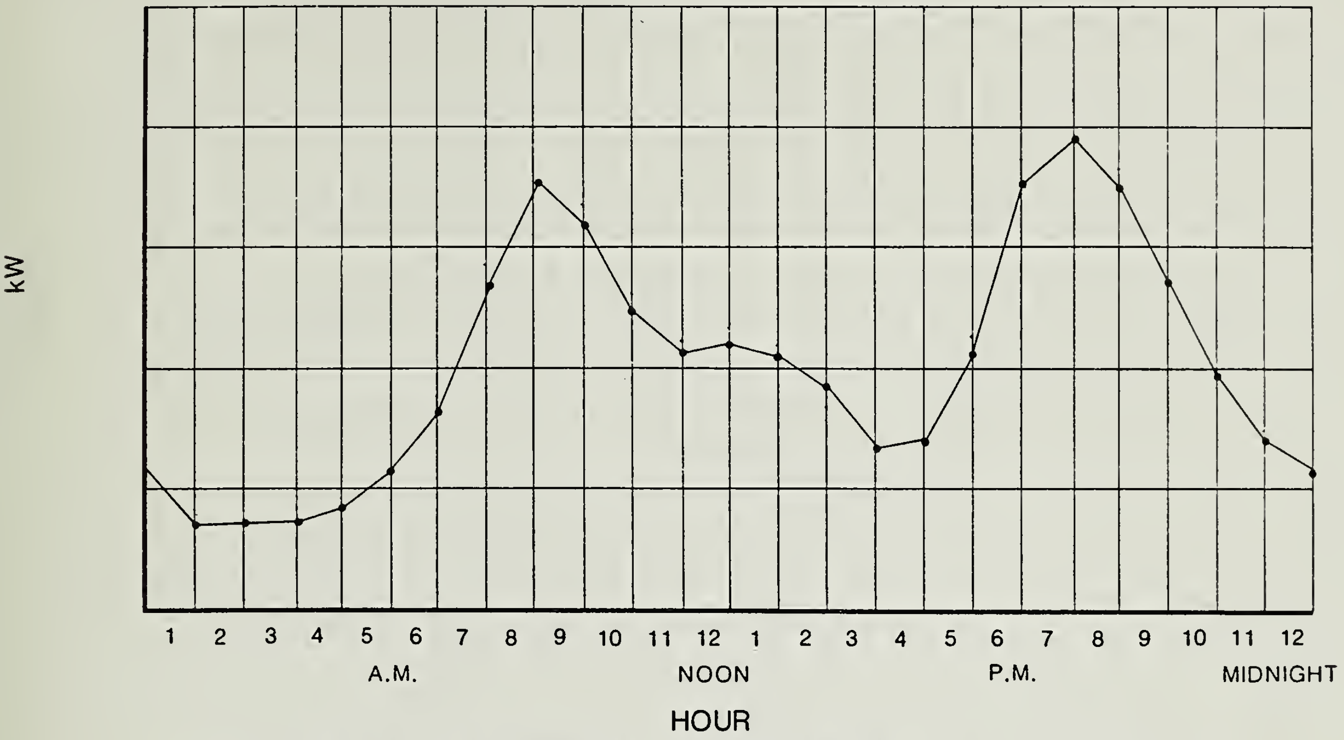
PINEVIEW ESTIMATED PROJECT ENERGY USE/a/

Fabrication and transportation of building materials, worker transportation, site development and building construction	23×10^9 Btu (4,690 barrels of oil)
Daily Natural Gas Consumption	
Estimated natural gas consumption per unit	240,000 Btu/b/
Estimated peak daily natural gas consumption	167 Therms
Monthly Electric Consumption	
Estimated electrical consumption per unit	317 kWh (3.2×10^6 Btu)/c/
Estimated total electrical consumption	22,200 kWh (227×10^6 Btu)
Annual Consumption	
Estimated total annual natural gas consumption	60,900 Therms (6.1×10^9 Btu)
Estimated total annual electrical consumption	266,000 kWh (2.7×10^9 Btu)
Connected kilowatt load	500-800 kilowatts
Estimated total annual energy consumption	8.8×10^9 Btu (1,575 barrels of oil)

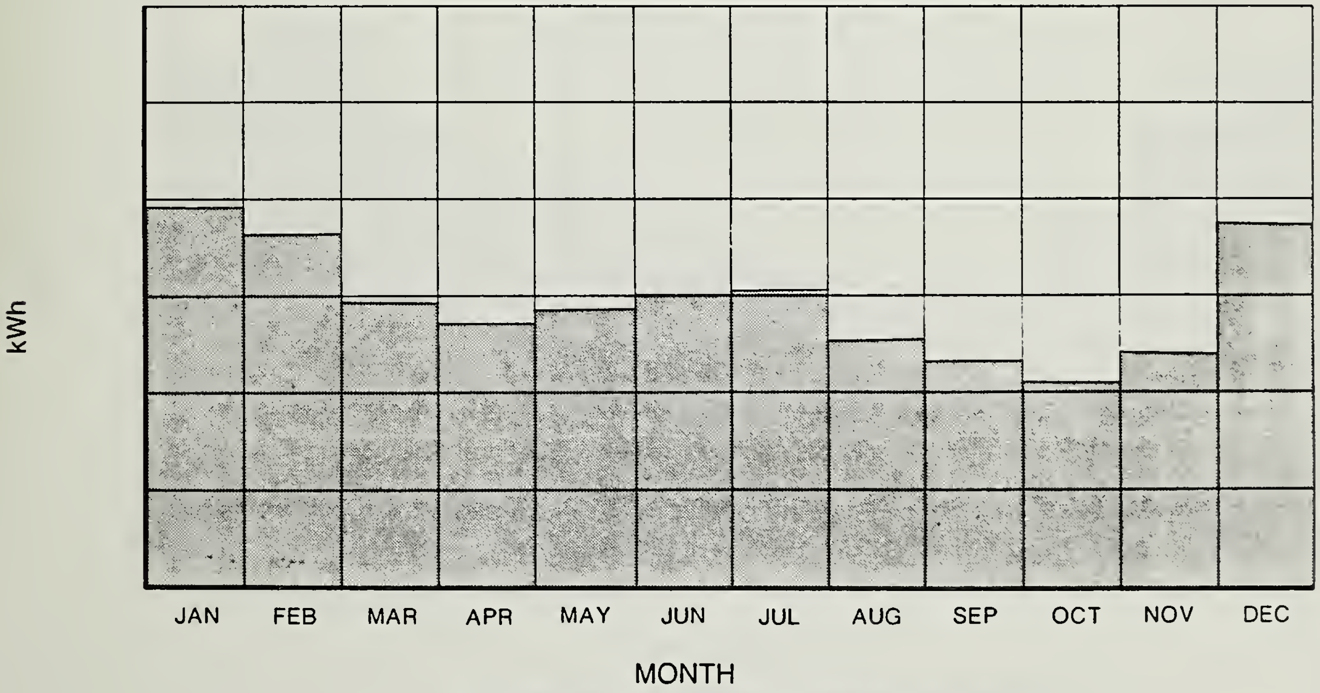
/a/ Energy use calculations based on data contained in Energy Supply and Consumption Patterns Trends and Prospects, 1974-1985 (City and County of San Francisco, 1980) and Downtown Plan EIR.

/b/ Btu (British thermal unit): A standard unit for measuring heat. Technically, it is the quantity of heat required to raise the temperature of one pound of water one degree (1°) Fahrenheit (251.97 calories) at sea level.

/c/ Energy Conversion Factors:
one gallon gasoline = 125,000 Btu
one kilowatt (kw) = 10,239 Btu
one therm = 100,000 Btu
one barrel oil = 5,600,000 Btu



PEAK DAY ELECTRICAL LOAD DISTRIBUTION (JANUARY)



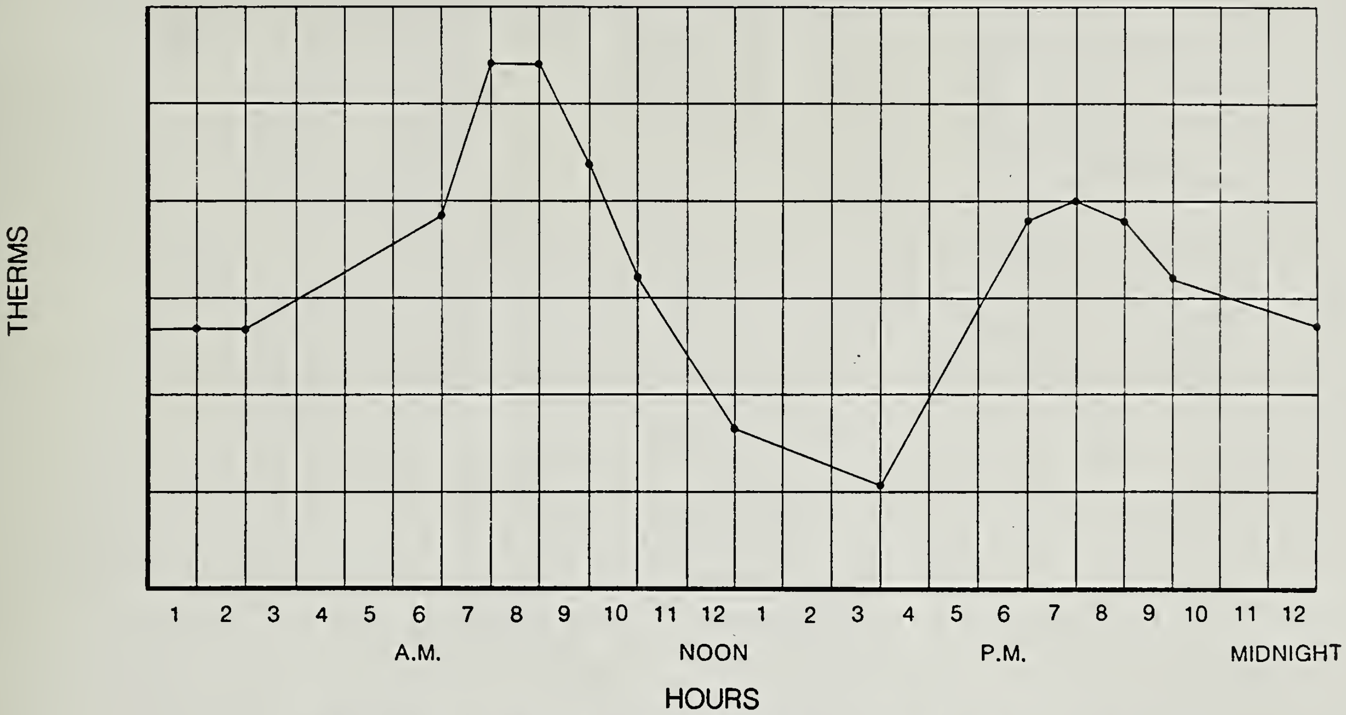
ANNUAL ELECTRICAL CONSUMPTION

FIGURE 5

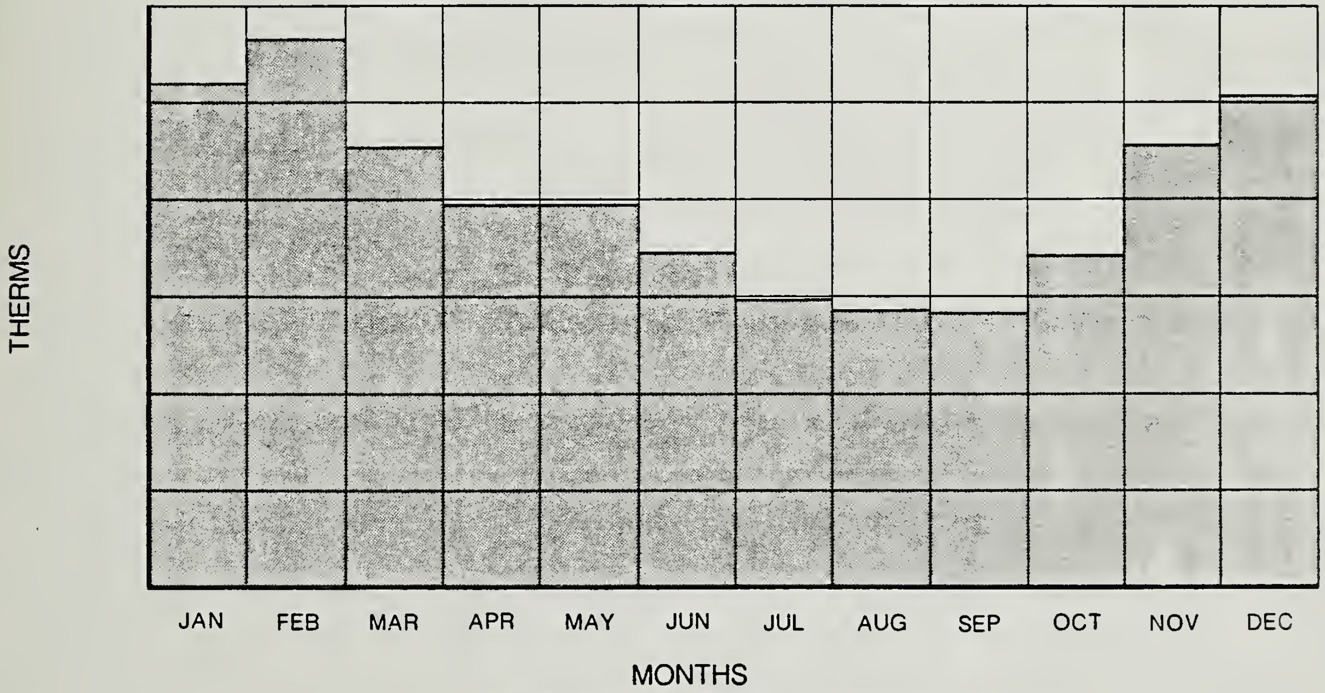
PINEVIEW

PROJECTED ELECTRICAL DISTRIBUTION CURVES

SOURCE: ESA



PEAK DAY HOURLY DEMAND FOR NATURAL GAS (FEBRUARY)



ANNUAL NATURAL GAS CONSUMPTION

FIGURE 6

PINEVIEW

NATURAL GAS DISTRIBUTION CURVES

SOURCE: ESA